

Town of East Hampton
Zoning Board of Appeals
300 Pantigo Road, East Hampton, NY 11937



APPROVED MINUTES OF MEETING

Date: May 24th 2016
Time Started: 6:30 p.m.

Members Present:

John P. Whelan, Chairman
Cate Rogers, Vice Chair
David Lys, Member
Lee White, Member
Roy Dalene, Member

Also Present:

Denise Savarese, Legislative Secretary
Elizabeth Baldwin, Counsel to the Board

Public Hearing:

Stephen Cohen – 26 Middle Highway, East Hampton - SCTM# 300-165-1-1 – Project description – To allow an existing approximately 590 sq. ft. garage to remain within rear lot line setbacks and pyramid setbacks. Chairman Whelan read the Notice of Public Hearing into the Record. Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Member Dalene conducted a Field Inspection and reported his findings to the Board.

Speakers at the Public Hearing:

Stephen Cohen, Applicant, 26 Middle Highway, East Hampton
Tyler Borsack, Planning Department

Member Dalene made a motion to close the Public Hearing. Vice Chair Rogers seconded. All members were in favor.

Public Hearing:

Allison Landon – 15 South Faraday Street, Montauk – SCTM# 300-052-01-13 – Project description – To construct a 22 sq. ft. one story addition, 797 sq. ft. second story addition, swimming pool with retaining walls, covered porch, walkways, outdoor shower, and a new sanitary system within minimum setbacks of freshwater wetlands, within side yard lot line setback, and outside the towns pyramid regulations. Chairman Whelan read the Notice of Public Hearing into the Record. Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Member White conducted a Field Inspection and reported his findings to the Board.

Speakers at the Public Hearing:

John Tarbet, Attorney, speaking on behalf of the Applicant
Tyler Borsack, Planning Department

Board unanimously agreed that the Public Hearing could be scheduled for a Continuation after application is received for the Swimming Pool, and Hearing is re-noticed.

Public Hearing:

Eileen Jean Karl Trust – 27 Flaggy Avenue, Montauk – SCTM# 300-031-01-34 – Project description – To construct a 6’ high chain linked fence to be built on a parcel of land containing wetlands. Chairman Whelan read the Notice of Public Hearing into the Record. Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Member White conducted a Field Inspection and reported his findings to the Board.

Speakers at the Public Hearing:

Joel Halsey, Lighthouse Land Planning, speaking on behalf of the Applicant

Francine Cifarelli, concerned neighbor

Brian Frank, Chief Environmental Analyst, Planning Department

Member White made a motion to close the Public Hearing. Member Lys seconded. All members were in favor.

Public Hearing: Postponed

John Donovan – 57 Sammy’s Beach Road, East Hampton – SCTM# 300-056-01-22 – Project description – To remove the existing 1,245 sq. ft. residence and associated structures and to construct a new 2,822 sq. ft. two story residence with 280 sq. ft. attached garage, approximately 180 sq. ft. covered entry porch, and an approximately 468 sq. ft. deck with new sanitary system and reconfigured driveway on a parcel of land containing tidal wetlands, dune, and beach vegetation.

Work Session

Extension of Time:

Joshua Young and Christine LeMieux – 157 Mulford Lane, Amagansett – SCTM# 300-84-2-10.1 – Member Lys made a motion to approve the Extension of Time. Member White seconded. All members were in favor.

Minutes

May 17th 2016 – Member Lys made a motion to approve the Minutes as written. Vice Chair Rogers seconded. All members were in favor.

Resolutions Signed:

Barbara Hair – SCTM# 300-77-1-2 – Member Lys made a motion to approve the Determination as written. Member White seconded. All members were in favor.

Board Decision

Camellia Weinstein – SCTM# 300-31-4-17 – Chairman Whelan made a motion to close the record – Vice Chair Rogers seconded. All members were in favor.

Public Hearing:

Evan M. Levine – 56 Shepherds Neck Road, Montauk – SCTM# 300-048-02-13 – Project description – To construct a 257 sq. ft. 2nd story addition with 324 sq. ft. of 1st and 2nd floor decking with a hot tub and outdoor shower, reconstruct a detached garage and add 280 sq. ft. of roof decking, reconstruct a 3’ x 19’ staircase to the shoreline and add a 3’ x 4’ platform, and reconfigure the driveway on a parcel of land containing surface water. Chairman Whelan read the Notice of Public Hearing into the Record. Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Member White conducted a Field Inspection and reported his findings to the Board.

Speakers at the Public Hearing:

**Laurie Wiltshire, Land Planning Services
Scott Geery, 8 S. Elroy Drive, Montauk
Brian Frank, Chief Environmental Analyst, Planning Department**

**Member White made a motion to close the Public Hearing. Member Lys seconded.
All members were in favor.**

Adjourn:

**Member Lys made a motion to adjourn. Member White seconded. All members
were in favor.**

**John P. Whelan, Chairman
Zoning Board of Appeals**